

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

ADJOURNED REGULAR MEETING

Council Chambers, 305 West Third Street, Oxnard, CA 93030

Wednesday, April 20, 2011, 01:30 P.M.

A. ROLL CALL

- B. PUBLIC COMMENTS** At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

C. AGENDA REVIEW

- D. CONSENT AGENDA** Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.

1. APPROVAL OF MINUTES - April 7, 2011

E. CONTINUED PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 10-300-06 (Tentative Parcel Map)**, a request to subdivide an approximately 22-acre site. The parcel map will divide the parcel into four separate parcels. The subject property is largely developed and located at 2000/2001 Lockwood Street. A portion of it was previously occupied by Cars 101. No development is proposed as part of this request. Future development will be considered at a later time, in accordance with the City Code. The project is exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Mike Penrod, McGaelic Group c/o Parkstone Companies, 860 Hampshire Road, Suite U, Westlake, CA 91361. **PROJECT PLANNER: JUAN MARTINEZ ACTION:**

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 11-535-1 (Density Bonus), 11-540-1 (Planned Development) and 10-570-1 (Zone Change), a request to change the zone designation to Multiple-Family Residential (R-2-PD) for three parcels on the project site, and approve a Planned Development permit to construct 12 two-story structures with a total of 72 affordable apartment units and on-site amenities. The project includes a density bonus request for 13 welling units in addition to the 59 units allowed by the City Code (a 22 percent density increase). The proposal includes a request for three concessions (side yard setback, rear yard setback, and dimensions of balconies) and to waive the requirement for parking garages, in accordance with State density bonus law. The project site consists of 4.93 acres located at 5637 to 5727 Cypress Road. The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15332 for in-fill development projects. Filed by McCarthy Companies, agent for Ramona Property Partners LLP, 633 E. Ventura Blvd., Oxnard CA 93036. PROJECT PLANNER: BRIAN FOOTE ACTION:**
2. **PLANNING AND ZONING PERMIT NO. 10-500-10 (Special Use Permit), a request to construct a 90,414 square foot concrete tilt-up industrial building on a vacant 4.67 acre parcel addressed at 1425 Mariner Drive. The building contains 85,898 square feet of floor area at the ground level and 4,526 square feet of area in a mezzanine. A building height of 34 feet is proposed and there is no specified user at this time. Future tenants would be permitted consistent with the MLPD (Limited Manufacturing Planned Development) zone district. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by designated agent Valerie Draeger, on behalf of the property owner Pegh Investments, LLC, 270 Conejo Ridge Avenue Suite 200, Thousand Oaks, CA 91361. PROJECT PLANNER: SUE MARTIN ACTION:**

G. STUDY SESSION

1. **PLANNING AND ZONING PERMIT NO. 10-620-02 (General Plan Amendment) for the City of Oxnard 2006-2014 Housing Element. The third of three study sessions on Draft No. 3, focused on: 1) Goals, Policies, and Programs; 2) implementing Zoning Code Amendments regarding emergency shelters, transitional and supportive housing (SB2), group quarters, residential care facilities, and reasonable accommodation requests for the disabled to improve access to housing; 3) anticipated Code Amendments regarding administrative approval of the density bonus under certain conditions; and 4) review comments from the California Department of Housing and Community Development. Filed by Planning Division, 214 South C Street, Oxnard, CA 93030. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:**

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

- J. ADJOURNMENT FUTURE MEETINGS Thursday, May 5, 2011, 7:00 p.m., City Council Chambers Thursday, May 19, 2011, 7:00 p.m., City Council Chambers**
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